Kingston SOUTH

CHECKLIST – POOL

ALL items below must be included in this request packet in order for the request to be reviewed. Failure to provide the required information will result in a delay in the review of your request and/or your request being denied due to lack of information.

	Owner Initials	*Manager's Initials*
ARC Request Form	_____	_____
Signed Homeowner's Affidavit	_____	_____
Signed Design Standards	_____	_____
Signed Conditions of Approval	_____	_____
Signed Pool Application by Vendor and Applicant	_____	_____
Legal Lot Survey with Location and Measurements	_____	_____
Pool Drawing with Color and Design Options	_____	_____
Lanai Cage Elevation and Roof Design	_____	_____
Landscaping ARC to be submitted pre/post pool build	_____	_____
Photo(s) of Area to be affected	_____	_____
Photo(s) and Location of Pool equipment	_____	_____
Access to area of construction marked	_____	_____
Deposit $5,000.00 (refundable)	_____	_____
Vendor License	_____	_____
Certificate of Insurance	_____	_____

Insurance MUST name Kingston South Master Association, Inc., as additionally insured.

Certificate Holder: Kingston South Master Association, Inc.
20186 Kingston Commons Dr.
Estero, Florida 33928

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DESIGN STANDARDS – POOL AND/OR LANAI

Below is a summary of the approved Design Standards. This summary is not, and is not intended to be, a complete listing of all applicable standards relating to this ARC Request. For a complete detail of ARC Design Standards, please reference the Association's Design Guidelines.

Area:	Pools and lanais are allowed in the rear of the property and must be within the property line and conform to all building setbacks. **See Exhibit H for more details.**
Easement:	No pool, lanai, or cage structure will be allowed in any easement. (Denoted by dashed lines on the site survey). Sufficient room must be allowed for landscaping beds so that they do not encroach on any easement.
Cage Style:	A screen cage is required and shall be aluminum, bronze color framing. Screen roof, Mansard in style. Screening to be standard charcoal color. A fence may be used in lieu of a screen cage. The fence must comply with all local government regulations regarding pool fencing, and the fence must comply with ARC Design Standards.
Pool Equipment:	Quiet series pumps are required. Pump location to be within three feet (3') of the HVAC equipment. Pumps are to be mounted on a concrete slab with a rubber pad or washers to reduce noise.
Landscaping:	Landscaping Design and Proposal for your Pool/ Lanai Arc request must be submitted with Irrigation repairs, location and type of plants to be installed around the addition. All pool equipment must be screened from view with landscaping. See the Landscaping Design Standards for additional guidelines.

The ARC Committee shall, in its sole discretion, decide if a submitted style conforms to the above standards. Please contact the Association Manager for additional guidance on acceptable styles prior to submitting an ARC.

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For Pool Construction:

- A **Five Thousand Dollar ($5,000)** deposit for damage and a copy of the contractor's certificate of insurance will be required from any party doing concrete work, installing or constructing a swimming pool, patio, or pool screen enclosures, and pool heaters. Deposit is refundable when the Association Manager confirms that all roadways, sidewalk, curbing, landscaping, irrigation and other common areas, or neighboring lots are restored to their original state.
- All required permits must be obtained and displayed by Homeowner prior to work beginning.
- Homeowner is responsible for notifying Association Manager prior to commencing any lot excavation in order to identify irrigation or other utility lines in the path of excavation. Homeowner must contact Association's irrigation contractor for coordination and approval before construction begins. Homeowner or Homeowner's agents or builder/contractor shall not use any portion of the Association property, other than roads, for the purpose of obtaining access to the owner's lot and home to construct any improvements approved by the Association.
- No common ground area, including roadways, may be used for long term or short term (temporary) material storage. No excavation materials shall be placed on a roadway surface or any other common area or neighboring property. All waste, excess materials, fill, etc. must be removed from the property daily. Use of Home Builder dumpsters will result in loss of deposit. Use of any property other than the home where the work is being completed is prohibited without permission granted from Association.
- All construction shall be performed by licensed builder/contractor who is insured. All applicable code and regulations will be followed and all necessary permits will be obtained at Homeowner's expense.
- Landscaping shall be installed around the pool cage or fence. A detailed drawing by homeowner, landscape designer, landscape contractor, or other professional, including proposed plant types, size, quantity, and dimensioned location from lot lines and structures.
- Homeowners may be charged extra by the Association to maintain any new landscaping that was added as an alteration/modification. Homeowners may also be charged extra for additional trimming and/or mulch that is required from the new landscaping. Planted shrubs and bushes to have a maximum height of six (6) feet.
- Homeowner is responsible for bringing all areas used for construction traffic back to original condition.
- Should any legal, regulatory agency require, at any time in the future, modifications to this Architectural Modification, will need to be done at the Homeowner's expense.

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- Decks/lanais/patios cannot be installed over a drainage swale. In the event the alternation/modification does interfere with the surface drainage, the Homeowner will be required, at their own expense, to correct the drainage to the Association's satisfaction. Any maintenance costs incurred by the Association, as a result of this Architectural Modification will be at the owner's expense.
- Raised concrete decks must be finished and painted the same color as the body of home.
- Prior to submitting a drawing of any modification or alteration that may disrupt the existing irrigation system; the Homeowner will need to coordinate the review of the current irrigation design. This will be done exclusively at the Homeowner's expense. Homeowner is required to contract with the Association's existing irrigation contractor to make any changes to the existing irrigation system.
- Silt fence is required to be installed and maintained around the construction limits during pool construction.
- A dewatering sock is required to minimize turbid/silt discharges when dewatering.

I, the undersigned, do hereby state that I have read, understand, and agree to abide by the Association's ARC Standards. I further understand that failure to comply with these standards will result in the denial and/or revocation of approval of my Architectural Review Request.

Property Address of Homeowner: _____ Estero, FL 33928

_____ _____

First, Last Name of Homeowner (Print Name) **Signature of Homeowner**

_____

Date